BOARD OF ADJUSTMENT Zoning Administration Division Development Services Department (DSD) 201 North Stone Avenue, Tucson, Arizona 85701

*** NOTICE OF DECISIONS ***

DATE OF PUBLIC HEARING June 24, 2009

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J)&(K).

CASE NO.

THE APPLICANT

C10-09-10 DESERT BLOOM MEDICAL OFFICES/AM PROPERTIES, LLC, 6452 EAST CARONDELET, O-3

The applicant's 1.17 acre site on East Carondelet Drive near North Wilmot Road is zoned "O-3", Office and is located within a 100 year regulatory floodplain. The applicant proposes to construct an 11,200 square foot professional medical office complex. The project requires compliance with all Tucson Land Use Code (LUC) development criteria applicable to new construction. Tucson LUC Sections applicable to the project include, but are not limited to, Section 2.4.3 which provides the design criteria applicable to commercial development in the O-3 zone and Sections 3.7.2 and 3.7.3 which provide the landscape screening requirements applicable to the project. The applicant is requesting a variance to substitute a vegetative perimeter screen, in lieu of a masonry screen wall, along the southern boundary.

A. <u>DECISION</u>: CASE CONTINUED TO THE AUGUST 26, 2009 HEARING TO ALLOW THE APPLICANT TIME TO DISCUSS THE SUBSTITUTION REQUEST WITH THE AFFECTED PROPERTY OWNERS.

By LUC regulation, a building permit or development approval based upon a Board of Adjustment decision cannot be issued, until a minimum of fourteen (14) days after the Board's decision date.

If you want further information, please call Russlyn Wells at 837-4948 or Wayne Bogdan at 837-4946.

Sue Montes, Secretary Board of Adjustment

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